

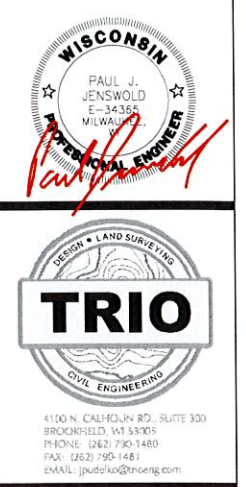


SITE DATA	
LOT AREA DATA:	
TOTAL LOT AREA:	712,766 S.F. (16.36 Acres)
TOTAL IMPERVIOUS AREA:	207,112 S.F. (4.75 Acres) 29.06% of Lot
TOTAL OPEN SPACE AREA:	505,654 S.F. (11.61 Acres) 70.94% of Lot
PROPOSED DISTURBED AREA:	505,732 S.F. (11.61 Acres)

DEVELOPMENT SUMMARY	
Proposed Zoning/Use:	Rd-2 Two-family residential community
Parcel Area:	715,766 s.f. (16.363 ac)
Proposed Development:	Multi-Family
Proposed Units:	48 Units
Density:	2.933 units/acre
Parking:	Garage = 2/unit = 96 spaces Driveway = 2/unit = 96 spaces Visitor = 13 spaces Total = 205 spaces (4.3 sp/un)

Rd-2 ZONING SUMMARY
 Street Setback = 25'
 Side Yard Setback = 10'
 Rear Yard Setback = 40'
 Density = 5.8 un/ac

LEGEND:	
(Symbol)	EXISTING CONTOUR
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	EXISTING SANITARY MANHOLE
(Symbol)	EXISTING WATER MAIN
(Symbol)	EXISTING HYDRANT
(Symbol)	EXISTING STORM SEWER
(Symbol)	EXISTING STORM MANHOLE
(Symbol)	EXISTING STORM INLET
(Symbol)	EXISTING TRANSFORMER
(Symbol)	EXISTING ELECTRIC PEDESTAL
(Symbol)	EXISTING TELEPHONE PEDESTAL
(Symbol)	EXISTING CATV PEDESTAL
(Symbol)	EXISTING POWER POLE
(Symbol)	PROPOSED SANITARY SEWER
(Symbol)	PROPOSED SANITARY MANHOLE
(Symbol)	PROPOSED WATER MAIN
(Symbol)	PROPOSED HYDRANT
(Symbol)	PROPOSED WATER VALVE
(Symbol)	PROPOSED STORM SEWER
(Symbol)	PROPOSED STORM MANHOLE
(Symbol)	PROPOSED STORM INLET
(Symbol)	PROPOSED STORM END SECTION



PROJECT:
TALLGRASS VILLAS
 CITY OF WAUKESHA, WISCONSIN
 BY: BIELINSKI HOMES
 1830 MEADOW LN., SUITE A
 PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
2/21/22	CIVIL PLAN SET
8/29/22	CITY COMMENTS
01/09/23	CITY COMMENTS
01/28/23	WM COMMENTS
03/03/23	CITY COMMENTS
04/06/23	EROSION CONTROL UPDATE
04/27/23	LABEL REVISIONS

DATE:
APRIL 27, 2023

JOB NUMBER:
21-059-966

DESCRIPTION:
OVERALL PROPOSED SITE PLAN

SHEET
C1.0

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511